

**Part 8: Individual Chapter 11 Debtors (Only)**

- |  |     |
|--|-----|
| a. Gross income (receipts) from salary and wages                     | \$0 |
| b. Gross income (receipts) from self-employment                      | \$0 |
| c. Gross income from all other sources                               | \$0 |
| d. Total income in the reporting period (a+b+c)                      | \$0 |
| e. Payroll deductions  | \$0 |
| f. Self-employment related expenses                                  | \$0 |
| g. Living expenses   | \$0 |
| h. All other expenses  | \$0 |
| i. Total expenses in the reporting period (e+f+g+h)                  | \$0 |
| j. Difference between total income and total expenses (d-i)          | \$0 |
| k. List the total amount of all postpetition debts that are past due | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

/s/ Alan Gomperts

Signature of Responsible Party

Manager

Title

Alan Gomperts

Printed Name of Responsible Party

06/20/2024

Date

**Seaton Investments, LLC**  
**Preliminary Balance Sheet**  
**As of May 31, 2024**

	<u>May 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Farmers and Merchants - Tax Acc	200.00
Farmers and Merchants Checking	30,751.58
<b>Total Checking/Savings</b>	<u>30,951.58</u>
<b>Other Current Assets</b>	
Intercompany Receivable - SLA	-7,000.00
Intercompany Receivable - SR	155,910.00
<b>Total Other Current Assets</b>	<u>148,910.00</u>
<b>Total Current Assets</b>	<u>179,861.58</u>
<b>Fixed Assets</b>	
Accum deprec, Leasehold imorov	-1,102,583.83
Accumulated Depreciation	-1,051,978.50
Buildings	3,353,552.00
Land	2,706,028.39
Leasehold Improvements	2,576,588.89
<b>Total Fixed Assets</b>	<u>6,481,606.95</u>
<b>Other Assets</b>	
Accum. Amortization loan fees	-769,747.00
capitalized interest on bldg	1,015,326.13
Construction in process	12,903,690.87
Construction Reserve	2,527.33
Prepaid loan fees	839,725.43
<b>Total Other Assets</b>	<u>13,991,522.76</u>
<b>TOTAL ASSETS</b>	<u><u>20,652,991.29</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
KDM- LOC	2,507,292.98
Loan Payable - Broadway Avenue	-250.00
Payable Colyton	-5,402,117.87
Tenant Security Deposits Held	313,356.75
<b>Total Other Current Liabilities</b>	<u>-2,581,718.14</u>
<b>Total Current Liabilities</b>	<u>-2,581,718.14</u>
<b>Long Term Liabilities</b>	
<b>Loan - KDM</b>	
Colyton's share on KDM loan	8,968,306.28
Loan - KDM - Other	26,131,693.72
<b>Total Loan - KDM</b>	<u>35,100,000.00</u>
<b>Member Loans</b>	<u>600,000.00</u>
<b>Total Long Term Liabilities</b>	<u>35,700,000.00</u>

Total Liabilities	33,118,281.86
Equity	
Capital, Alan Gomperts	-1,383,141.61
Capital, Daniel Halevy	-1,383,138.61
Capital, Simon Harkam	-497,928.20
Capital, Sue Halevy	-2,268,346.48
Retained Earnings	-6,730,751.03
Net Income	-201,984.64
Total Equity	-12,465,290.57
TOTAL LIABILITIES & EQUITY	<u><u>20,652,991.29</u></u>

**Seaton Investments, LLC**  
**Preliminary Profit & Loss**  
**May 2024**

	<u>May 24</u>
Ordinary Income/Expense	
Income	
Rental Income	10,500.00
Total Income	<u>10,500.00</u>
Expense	
Bank Service Charges	214.10
Insurance Expense	63,918.62
Repairs and Maintenance	6,624.59
Utilities	138.18
Total Expense	<u>70,895.49</u>
Net Ordinary Income	<u>-60,395.49</u>
Net Income	<u><u>-60,395.49</u></u>

**Seaton Investments, LLC**  
**Preliminary Statement of Cash Flows**  
**May 2024**

	<b>May 24</b>
<b>OPERATING ACTIVITIES</b>	
Net Income	-60,395.49
Adjustments to reconcile Net Income to net cash provided by operations:	
Loan Receivable - Colyton	61,038.14
Net cash provided by Operating Activities	642.65
Net cash increase for period	642.65
Cash at beginning of period	30,308.93
Cash at end of period	<u><u>30,951.58</u></u>

May-24

**PART 5 - Schedule of Payments to Professionals**

[illegible]

**Seaton Investments, LLC**

**Insurance Schedule**

<u>Insurance Carrier</u>	<u>Insurance Type</u>	<u>Policy Number</u>	<u>Expiration Date</u>	<u>Date Premium Paid</u>
Associated Industries Insurance Co, Inc	431 Colyton buildings	SLSTPTY12067624	6/10/25	5/29/24
Lloyd's, London	Terrorism	UTS2574228.23	8/30/24	9/6/23
SENECA	440 Seaton Building	SLSTPTY12067624	6/5/25	5/29/24
James River Insurance	General Liability	00097801-3	11/30/24	6/2/24

**Seaton Investments, LLC**  
**Reconciliation Summary**  
**Farmers and Merchants Checking, Period Ending 05/31/2024**

	<b>May 31, 24</b>
<b>Beginning Balance</b>	<b>30,108.93</b>
<b>Cleared Transactions</b>	
<b>Checks and Payments - 6 items *</b>	<b>-9,857.35</b>
<b>Deposits and Credits - 1 item</b>	<b>10,500.00</b>
<b>Total Cleared Transactions</b>	<b>642.65</b>
<b>Cleared Balance</b>	<b>30,751.58</b>
<b>Register Balance as of 05/31/2024</b>	<b>30,751.58</b>
<b>Ending Balance</b>	<b>30,751.58</b>

\* Payment of \$138.18 made to AMEX on account of the Debtor's operating expenses.





SEATON INVESTMENTS LLC  
DIP CASE 2:24-BK-12079-VZ  
OPERATING ACCOUNT  
264 S OAKHURST DRIVE  
BEVERLY HILLS CA 90212-0000

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### Account Title

Seaton Investments LLC  
DIP Case 2:24-bk-12079-VZ  
Operating Account

### Bankruptcy Trustee Summary

Account Number	5619	Number of Enclosures	2
Beginning Balance	30,108.93	Statement Dates	5/01/24 thru 6/02/24
1 Deposits/Credits	10,500.00	Days in the statement period	33
6 Checks/Debits	9,857.35	Average Ledger	31,484.59
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	30,751.58		

### Deposits and Other Credits

Date	Description	Amount
5/13	Mobile Deposit - Checking	10,500.00

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NMLS# 537388





Bankruptcy Trustee

5619 (continued)

### Checks and Other Debits

Date	Description	Amount
5/03	Account Analysis Charge	214.10-
5/08	EDGEWOOD PARTNER 2472319830 17752414 SEATON INVESTMEN PAYMENTS 10400001611CCD	613.04-
5/08	PATHWARD NA D420747941 1073-2933299 SEATON INVESTMEN ACH PMNTS 07397218967CCD	2,267.44-
5/28	AMEX EPAYMENT 0005000008 W2716 ALAN GOMPERTS ACH PMT 09100001653CCD	138.18-

### Checks In Number Order

Date	Check#	Amount	Date	Check#	Amount	Date	Check#	Amount
5/20	1003	5,404.90	5/20	1004	1,219.69			

\* Denotes missing check numbers

### Checking Account Daily Balances

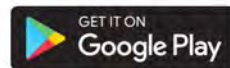
Date	Balance	Date	Balance	Date	Balance
5/01	30,108.93	5/08	27,014.35	5/20	30,889.76
5/03	29,894.83	5/13	37,514.35	5/28	30,751.58

### End of Statement

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SEATON INVESTMENTS LLC  
CASE 2:24-BK-12079-VZ  
1003  
90-1181222  
Date May 17, 2024  
Pay to the Order of Almighty Builders Inc \$ 5,404.90  
Five thousand four hundred & four & 90/100 Dollars  
F&M Farmers & Merchants Bank  
San Juan Capistrano Office  
fmb.com (855) 416-5747  
California's Strongest, since 1957.  
For Drill Repairs  
5619 9101003  
Signature: [Signature]

# 1003 \$5,404.90 Posted Date 5/20/2024

SEATON INVESTMENTS LLC  
CASE 2:24-BK-12079-VZ  
1004  
90-1181222  
Date May 17, 2024  
Pay to the Order of Almighty Builders, Inc \$ 1,219.69  
One thousand two hundred & nineteen & 69/100 Dollars  
F&M Farmers & Merchants Bank  
San Juan Capistrano Office  
fmb.com (855) 416-5747  
California's Strongest, since 1957.  
For March Repairs  
5619 9101004  
Signature: [Signature]

# 1004 \$1,219.69 Posted Date 5/20/2024

**Seaton Investments, LLC**  
**Reconciliation Summary**

**Farmers and Merchants - Tax Acc, Period Ending 05/31/2024**

	<b>May 31, 24</b>
<b>Beginning Balance</b>	200.00
<b>Cleared Balance</b>	200.00
<b>Register Balance as of 05/31/2024</b>	200.00
<b>Ending Balance</b>	200.00



SEATON INVESTMENTS LLC  
DIP CASE 2:24-BK-12079-VZ  
TAX ACCOUNT  
264 S OAKHURST DRIVE  
BEVERLY HILLS CA 90212-0000

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#### Account Title

Seaton Investments LLC  
DIP Case 2:24-bk-12079-VZ  
Tax Account

#### Bankruptcy Trustee Summary

Account Number	5627	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	5/01/24 thru 6/02/24
Deposits/Credits	0.00	Days in the statement period	33
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

#### Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
5/01	200.00				

#### End of Statement

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Bankruptcy Trustee

5627 (continued)



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## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – MAY 31, 2024** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) June 21, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

June 21, 2024  
Date

Martha E. Araki  
Printed Name

/s/ Martha E. Araki  
Signature

Seaton Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk:** zev.shechtman@salu.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam:** tbehnam@polsinelli.com, tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com
- Attorneys for Creditor Archway Real Estate Income Fund I SPE I, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Gerrick Warrington:** mfletcher@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepite.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Courtesy NEF/Interested Party: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov